



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
August 2, 2016 1:30pm

7. APPLICATION: City of Grove City Maintenance Facility | Development Plan

Project Number: 201607270048

Location: 3262 Ventura Boulevard

Proposal: A development plan for a new 3,200 square foot maintenance building in the City of Grove City Service Complex

Applicant: Shane Spencer, EMH&T, 5500 New Albany Road, Columbus, OH 43054

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-residential District Requirements
- 1136.07 Landscape Buffer Relating to Uncomplimentary Land Uses and Zones

Project Summary

The applicant is requesting approval to construct a new 3,200 square foot maintenance and storage building for the City of Grove City's Service Department. The building will be located directly adjacent to the north of the City's Service Complex, on land currently part of Windsor Park. The building will be utilized for storage and will contain a wash bay for cleaning the City's maintenance equipment.

Site Plan

The maintenance building will be located at the current location of the far-southeast ball diamond in Windsor Park. Proposed improvements include removing the existing bleachers for the ball field as well as the existing wash bay in the Service Complex to provide access to the new building. A chain link fence is shown to enclose the proposed maintenance area and will tie into the existing fence along the property line separating the park and Service Complex from the apartments to the east.

The building placement does not meet the 50' setback requirement for buildings on SD-3 property next to residential districts. An application has been submitted to the BZA to obtain a variance to reduce the setback requirement to 37 feet. Staff would be supportive of this variance, provided that screening in accordance with section 1136.07 be installed between the proposed building and existing residences.

Staff has concerns placing the proposed maintenance building on the Windsor Park property, based on the uses permitted in SD-3 districts. Although SD-3 is the Recreational Facilities district, staff is of the opinion that this district should be reserved for private recreational uses. Staff believes that a more appropriate zoning for the proposed development is CF – Community Facilities. The CF district allows for municipal buildings as well as parks. For future development, staff believes both Windsor Park and the Service Complex should be rezoned CF.

Building

The proposed building is 3,240 square feet (54' x 60') and will be finished with steel siding and roofing. The height of the building is proposed to be 27'10" at its peak. Three garage doors are proposed on the south side of the building, colored to match the primary siding on the structure (beige). A 36" green wainscot is proposed around the bottom of the structure.

Parking

No formal parking spaces are proposed with the construction of the proposed maintenance building; however, asphalt pavement will be extended to access the new structure. The proposed pavement extension will not meet setback requirements, as this pavement will span two properties; however, staff is supportive of granting a deviation to the setback requirement as both properties are owned by the City and will be utilized by the Service Department.

Landscaping

A landscape plan was not submitted for the proposed development and a number of landscape issues are not addressed with the proposed development.

Because the proposed maintenance building will be adjacent to a residential apartment complex to the east, landscaping per Section 1136.07 is required. This Code section states that a continuous 80% opaque landscape hedge, solid fence, wall, or earthen mound is required. This screening is further warranted based on the reduced building setback requested from the east property line.

Section 1136.09(a)(3) requires landscaping based on the building perimeter of new structures. Based on the size of the proposed building (54' x 60'), six (6) small, medium, or large class trees, 2" caliper minimum are required to be planted on the site. Additionally, 182 square feet of landscape area needs to be installed adjacent to the building and contain shrubs, ground cover or other ornamental plantings.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations and deviations:

1. A variance shall be obtained from the BZA for the decreased building setback from the east property line.
2. A deviation shall be granted to the pavement setback to allow access between the Service Complex and the proposed maintenance building.
3. Screening shall be installed between the proposed structure and the residential area to the east in compliance with section 1136.07.
4. Six (6) small, medium, or large class trees, 2" caliper minimum shall be planted on the site.
5. 182 square feet of landscape area shall be installed adjacent to the building and contain shrubs, ground cover or other ornamental plantings.